

# \$579,900 - 5036 Marshall Road Ne, Calgary

MLS® #A2248385

**\$579,900**

5 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.16 Acres

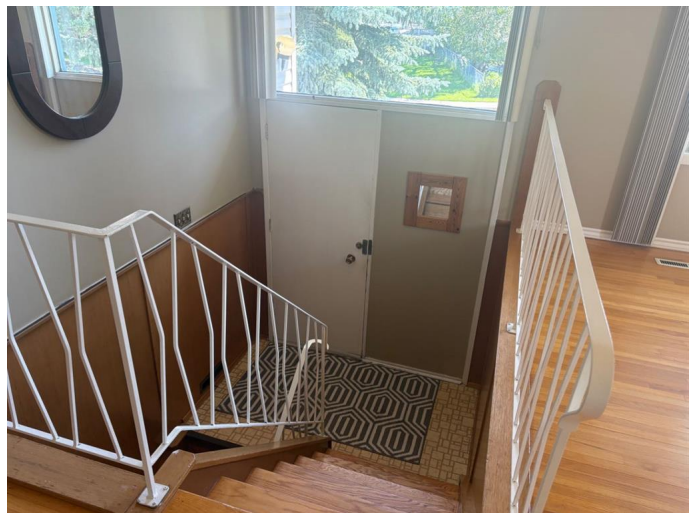
Marlborough, Calgary, Alberta

Fantastic opportunity for a first time home buyer or investor! A well maintained bi-level sitting on a large pie lot located in the desirable and well established community of Marlborough. Formal entrance leads up to the spacious main floor featuring a large living room and dining room with oversized windows bringing in loads of natural light. The well appointed kitchen has lots of cupboard space, a breakfast nook and a back door that leads to your huge backyard and double detached garage. Lots of room to extend the garage and enjoy the space. Down the hall you will find 3 bedrooms and a 4pc, renovated bathroom with soaker tub and finished with ceramic tile. Options are endless in the partially developed basement equipped with 2 large bedrooms, a 4pc bathroom and wet bar. Lots of storage space in the laundry room. This home has original oak flooring and Air Conditioning! Close to restaurants, shops, schools, public transportation, 8 min to the Peter Lougheed Hospital and 11 minutes to downtown Calgary. Don't miss this opportunity and call for your viewing today!

Built in 1968

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2248385  |
| Price    | \$579,900 |
| Bedrooms | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,076       |
| Acres          | 0.16        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5036 Marshall Road Ne |
| Subdivision | Marlborough           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A2Y8                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, On Street |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                             |
| Appliances        | Central Air Conditioner, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                          |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full                                                                                                |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Garden                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Pie Shaped Lot |
| Roof              | Asphalt                                                               |
| Construction      | Vinyl Siding                                                          |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 80                |
| Zoning         | R-CG              |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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